

039.0

0007

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

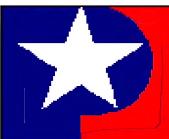
661,600 / 661,600

USE VALUE:

661,600 / 661,600

ASSESSED:

661,600 / 661,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

| No    | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 19-21 |        | PURCELL RD, ARLINGTON |

| Legal Description |  | User Acct |
|-------------------|--|-----------|
|                   |  | 26206     |
| GIS Ref           |  |           |
| GIS Ref           |  |           |
| Insp Date         |  | 11/01/18  |

| OWNERSHIP                        | Unit #: |
|----------------------------------|---------|
| Owner 1: KELLY SHAWN P/TRUSTEE   |         |
| Owner 2: KELLY IRREVOCABLE TRUST |         |
| Owner 3:                         |         |
| Street 1: 21 PURCELL ROAD        |         |
| Street 2:                        |         |

|                     |               |        |            |
|---------------------|---------------|--------|------------|
| Twn/City: ARLINGTON | St/Prov: MA   | Cntry: | Own Occ: Y |
|                     | Postal: 02474 |        | Type:      |

| PREVIOUS OWNER                      |
|-------------------------------------|
| Owner 1: KELLY STEPHEN M & ERNA M - |
| Owner 2: -                          |
| Street 1: 21 PURCELL ROAD           |
| Twn/City: ARLINGTON                 |
| St/Prov: MA                         |
| Postal: 02474                       |

| NARRATIVE DESCRIPTION   |
|---|
| This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1969, having primarily Vinyl Exterior and 2243 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms. |

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104      | Two Family  |          | 6001        |                    | Sq. Ft.   | Site      |           | 0          | 64.        | 1.00 | 3     |             |           |        |   |        |   |        |   | 384,018         |           |   |           |        |      | 384,000   |       |

Total AC/Ha: 0.13776

Total SF/SM: 6001

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 384,018

Spl Credit

Total: 384,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

|                                    |                   |        |                         |                           |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
|------------------------------------|-------------------|--------|-------------------------|---------------------------|-----------------|---------|-----|-------------------------|---------------------------------|-----------|----------|----------------------|------|-------|------------|------------|--------------|
| <b>EXTERIOR INFORMATION</b>        |                   |        |                         | <b>BATH FEATURES</b>      |                 |         |     | <b>COMMENTS</b>         |                                 |           |          | <b>SKETCH</b>        |      |       |            |            |              |
| Type: 19 - Ranch                   |                   |        |                         | Full Bath: 2              | Rating: Average |         |     | A Bath:                 | Rating:                         |           |          |                      |      |       |            | 15         |              |
| Sty Ht: 1 - 1 Story                |                   |        |                         | 3/4 Bath:                 | Rating:         |         |     |                         |                                 |           |          |                      |      |       |            | 20         |              |
| (Liv) Units: 2                     | Total: 2          |        |                         | A 3QBth:                  | Rating:         |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| Foundation: 1 - Concrete           |                   |        |                         | 1/2 Bath:                 | Rating:         |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| Frame: 1 - Wood                    |                   |        |                         | A HBth:                   | Rating:         |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| Prime Wall: 4 - Vinyl              |                   |        |                         | OthrFix:                  | Rating:         |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| Sec Wall: 8 - Brick Veneer         | 10 %              |        |                         |                           |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| Roof Struct: 1 - Gable             |                   |        |                         | <b>OTHER FEATURES</b>     |                 |         |     | <b>RESIDENTIAL GRID</b> |                                 |           |          |                      |      |       |            |            |              |
| Roof Cover: 1 - Asphalt Shgl       |                   |        |                         | Kits: 2                   | Rating: Average |         |     | 1st Res Grid            | Desc: Line 1                    | # Units 1 |          |                      |      |       |            |            |              |
| Color: LT BLUE                     |                   |        |                         | A Kits:                   | Rating:         |         |     | Level                   | FY LR DR D K FR RR BR FB HB L O |           |          |                      |      |       |            |            |              |
| View / Desir:                      |                   |        |                         | Fpl:                      | Rating:         |         |     | Other                   |                                 |           |          |                      |      |       |            |            |              |
| <b>GENERAL INFORMATION</b>         |                   |        |                         | WSFlue: 1                 | Rating: Average |         |     | Upper                   |                                 |           |          |                      |      |       |            |            |              |
| Grade: C - Average                 |                   |        |                         | <b>CONDOS INFORMATION</b> |                 |         |     | Lvl 2                   |                                 |           |          |                      |      |       |            |            |              |
| Year Blt: 1969                     | Eff Yr Blt:       |        |                         | Location:                 |                 |         |     | Lvl 1                   |                                 |           |          |                      |      |       |            |            |              |
| Alt LUC:                           | Alt %:            |        |                         | Total Units:              |                 |         |     | Lower                   |                                 |           |          |                      |      |       |            |            |              |
| Jurisdct:                          | Fact: .           |        |                         | Floor:                    |                 |         |     | Totals                  | RMs: 10                         | BRs: 4    | Baths: 2 | HB                   |      |       |            |            |              |
| Const Mod:                         |                   |        |                         | % Own:                    |                 |         |     | <b>REMODELING</b>       |                                 |           |          | <b>RES BREAKDOWN</b> |      |       |            |            |              |
| Lump Sum Adj:                      |                   |        |                         | Name:                     |                 |         |     | Exterior:               | No Unit                         | RMS       | BRS      | FL                   |      |       |            |            |              |
| <b>INTERIOR INFORMATION</b>        |                   |        |                         | Phys Cond: AV - Average   | 30. %           |         |     | Interior:               | 1                               | 6         | 2        |                      |      |       |            |            |              |
| Avg Ht/FL: STD                     |                   |        |                         | Functional:               |                 |         |     | Additions:              | 1                               | 4         | 2        |                      |      |       |            |            |              |
| Prim Int Wal 2 - Plaster           |                   |        |                         | Economic:                 |                 |         |     | Kitchen:                |                                 |           |          |                      |      |       |            |            |              |
| Sec Int Wall:                      | %                 |        |                         | Special:                  |                 |         |     | Baths:                  |                                 |           |          |                      |      |       |            |            |              |
| Partition: T - Typical             |                   |        |                         | Override:                 |                 |         |     | Plumbing:               |                                 |           |          |                      |      |       |            |            |              |
| Prim Floors: 3 - Hardwood          |                   |        |                         |                           |                 |         |     | Electric:               |                                 |           |          |                      |      |       |            |            |              |
| Sec Floors: 4 - Carpet             | 10 %              |        |                         | Total: 30.5 %             |                 |         |     | Heating:                |                                 |           |          |                      |      |       |            |            |              |
| Bsmnt Flr: 12 - Concrete           |                   |        |                         | <b>CALC SUMMARY</b>       |                 |         |     | General:                | 2                               | 10        | 4        |                      |      |       |            |            |              |
| Subfloor:                          |                   |        |                         | Basic \$ / SQ: 100.00     |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| Bsmnt Gar:                         |                   |        |                         | Size Adj.: 1.35000002     |                 |         |     | <b>COMPARABLE SALES</b> |                                 |           |          |                      |      |       |            |            |              |
| Electric: 3 - Typical              |                   |        |                         | Const Adj.: 0.98196882    |                 |         |     | Rate                    | Parcel ID                       | Typ       | Date     | Sale Price           |      |       |            |            |              |
| Insulation: 2 - Typical            |                   |        |                         | Adj \$ / SQ: 132.566      |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| Int vs Ext: S                      |                   |        |                         | Other Features: 103500    |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| Heat Fuel: 3 - Electric            |                   |        |                         | Grade Factor: 1.00        |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| Heat Type: 6 - Elec Base/B         |                   |        |                         | NBHD Inf: 1.00000000      |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| # Heat Sys: 2                      |                   |        |                         | NBHD Mod:                 |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| % Heated: 100                      | % AC:             |        |                         | LUC Factor: 1.00          |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| Solar HW: NO                       | Central Vac: NO   |        |                         | Adj Total: 398475         |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| % Com Wal                          | % Sprinkled       |        |                         | Depreciation: 121535      |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
|                                    |                   |        |                         | Depreciated Total: 276940 |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| <b>MOBILE HOME</b>                 |                   |        |                         | WtAv\$/SQ:                | AvRate:         | Ind.Val |     |                         |                                 |           |          |                      |      |       |            |            |              |
| Make:                              |                   | Model: |                         |                           |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| <b>SPEC FEATURES/YARD ITEMS</b>    |                   |        |                         | Serial #:                 |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
|                                    |                   |        |                         | Year:                     |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
|                                    |                   |        |                         | Color:                    |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| <b>PARCEL ID</b> 039-0-0007-0004.0 |                   |        |                         |                           |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| Code                               | Description       | A      | Y/S                     | Qty                       | Size/Dim        | Qual    | Con | Year                    | Unit Price                      | D/S       | Dep      | LUC                  | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 2                                  | Frame Shed        | D      | Y                       | 1                         | 10X8            | A       | AV  | 2003                    | 0.00                            | T         | 12.8     | 104                  |      |       |            |            |              |
| 19                                 | Patio             | D      | Y                       | 1                         | 12X18           | A       | AV  | 2000                    | 3.99                            | T         | 15.2     | 104                  |      |       | 700        | 700        |              |
| More: N                            | Total Yard Items: | 700    | Total Special Features: |                           |                 |         |     |                         | Total:                          | 700       |          |                      |      |       |            |            |              |
| <b>IMAGE</b>                       |                   |        |                         |                           |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
| AssessPro Patriot Properties, Inc  |                   |        |                         |                           |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |
|                                    |                   |        |                         |                           |                 |         |     |                         |                                 |           |          |                      |      |       |            |            |              |